

Burien Business and Economic Development Partnership

Date: July 9, 2010

Time: 7:00-9:00 am

Members Present: Judy Coover, Dave Elliott, Bob Ewing, Kevin Fitz, Michael Goldsmith, Nancy Hinthorne, Alice Madsen, Mark Minium, Doug Moreland, Carmen Moore

Excused Absentees: Geri Fain, Jane Voget

Absent: Jim Hughes

Minutes of the June 11th meeting were approved as written.

Staff: Mike Martin, City Manager; Dick Loman, Economic Development Manager; Janet Stallman, Department Assistant, City Manager Office

Guests: Mayor Joan McGilton; Councilmember Kathy Keene; Steve Gilbert, Executive Director, Discover Burien, Marco Milanese, Port of Seattle; Katie Salinas, Waste Management; Gillian Allen-White, co-owner & general manager, Grand Central Bakery

Call to Order: Meeting opened at 7:00 a.m. by Judy Coover, Chair.

Gillian Allen-White, co-owner & general manager, Grand Central Bakery (GCB)

Dick Loman introduced Gillian Allen-White of Grand Central Bakery to talk about the business and tell us why they chose to open a new store in Burien. Gillian started out saying that Grand Central Bakery may be better known in Portland, where they have six stores. Burien will be their fourth store in the Seattle area. GCB features hearth-baked, hearty breads, all made from scratch. They also have soups (made daily from scratch), and sandwiches. They serve savory and sweet pastries, and also sell espresso and coffee.

Their specialty is sourcing sustainable locally-grown grains that are no-till style, which preserves topsoil. Gillian mentioned she was really pleased that Eat Local was in Burien, too, as their business plan closely matches Eat Local for how they source food (even though GCB is not organic).

Why Burien? Two of the partners live in West Seattle and they noticed Burien and the street improvements that happened here on 152nd St. Initial interest was based on the positive things they saw happening here. In Portland, they're in some primarily residential areas. They really want to be in neighborhoods where people live, work and play and those are elements they saw in Burien that were very appealing. They had also learned that Burien is a community that "likes its food." Reasonable rent rates were also attractive.

Gillian said that her permitting experience with the City was very easy. She met with planners in advance and received a lot of assistance. Her architect mentioned having had a good experience, too.

Approximately 12 employees will work in the café at Burien.

Approval of Meeting Minutes

Minutes from the June 11, 2010 meeting were approved as written.

Chair's Report

- Theater Feasibility Study – Judy had taken a look at this and wondered whether anyone else had any questions about it. Dick mentioned that Frank Rimkus will be at the next meeting.
- Burien Wellness CEO Quarterly breakfast – did everyone see minutes? Questions were asked about how this group may interact in the future. We don't know, but there will be countless opportunities for the group to work together. We are looking for joint promotion opportunities.
- South Park Bridge Closure ... Judy asked whether this might present opportunities in the form of businesses that may wish to relocate?

Annexation/Sustainability Subcommittee

The group met June 18th. They would like to suggest discussing what it means to be a “transformational city,” which is referred to in the Economic Element of the Comprehensive Plan. They may also make a proposal to the group to add the partnership's vision statement to the monthly agenda.

This group will meet again on Friday, July 16th, 7 am at Sal's Deli.

Marketing Subcommittee

Judy reported that the subcommittee did not meet. Dick had provided a copy of Burien's property inventory that was completed by NAI Properties. Steve Gilbert mentioned that he thought the data may be skewed. Vacancy in very small spaces is much higher than larger spaces. Brokers are chomping at the bit in being able to promote Burien as a place for businesses to locate. They're challenged because there still remains a perception that there are difficulties in moving to Burien. Some of our properties need facelifts.

The group agrees that the “ambassadors program” has worked well over the years to have current business owners talk to prospective businesses to let them know about what it's like in Burien.

City Manager Report

- Our animal control project is underway and so far so good. Our police are pleased with their relationship with our animal control provider.
- Asphalt overlay of Ambaum will begin as early as late August. This is being funded through bonds as well as through the savings realized through in-house maintenance for public works.
- We will begin our budget process soon. It will be a “hold the line budget” for 2 years. The budget will go to council in September.
- We hope to have a positive resolution to the Westmark lawsuit soon.
- The Shoreline Master Program is moving along. Staff will be making a recommendation to Council on July 19th.
- Burien's Community Assessment Survey will be done again soon. We hope to use this to help guide our visioning process.
- Annexation – things are going well. Judy Coovert suggested providing outreach to help with B&O tax preparation for businesses in North Burien.
- Mike met with other cities and King County to talk about labor issues. One of his specific interests is binding arbitration. Arbitration decisions have been consistently bad for cities. Currently, an arbitrator cannot consider a city's ability to pay when making decisions. Mike met

with other cities and King County to talk about his interest in getting this changed. The idea is gaining traction.

- How do we reconcile the difference in the experience that two businesses had in the permitting process? The group suggested that single operators and mid-sized business owners need more help. They have less expertise. There was a suggestion that staff analyze the process to see where the problems come.

Economic Manager Report

- We hope to be able to announce that Car Pros will be reopening the Nissan Dealership at the beginning of next month.
- Dick is working closely with Mark Minium and the Toyota Dealer to develop a multiple-brand auto mall in the NERA. We will need to reach out to others dealerships to be successful.
- Alliance Wasatch joint venture people came in with their complete package of detailed plans for the Transit Oriented Development. The plans are being reviewed and appear to be in pretty good shape. The developer would like to break ground in August, with about a 10-month construction cycle.
- Urban Partners and Galaxy Theater are concluding the business arrangements they need to move forward at Town Square. Frank Rimkus will be here for our August meeting. Four contingencies are involved in that deal: 1) Council would have to approve an amendment to the DDA that would allow the construction of a theater; 2) A profit-sharing agreement needs to be figured out between the parties; 3) They need to start talking to Metro about leasing the parking spaces at the TOD; and 4) they have to finance the theater – borrowing \$15 to \$20M to fund the project.

Discover Burien Report—Steve Gilbert

- Discover Burien had good participation in the 4th of July Parade.
- On July 13th – lunchtime concerts will begin at Town Square.
- Hot August Nights and Fall Artwalk planning is underway.
- We are sending out a letter to all Burien businesses keeping them informed and offering for them to join DB.
- The Latino market is picking up.

Round the Table

- Doug wondered whether we could get an online crime map such as one that is now available for Seattle. He provided a news article regarding Seattle's online crime map.
- We may want to schedule a showing of the "Burien: Coming into its Own" movie during a future BEDP meeting.

Meeting adjourned at 9:00.